

DATE	REVISIONS
02/07/07	Revised to Day

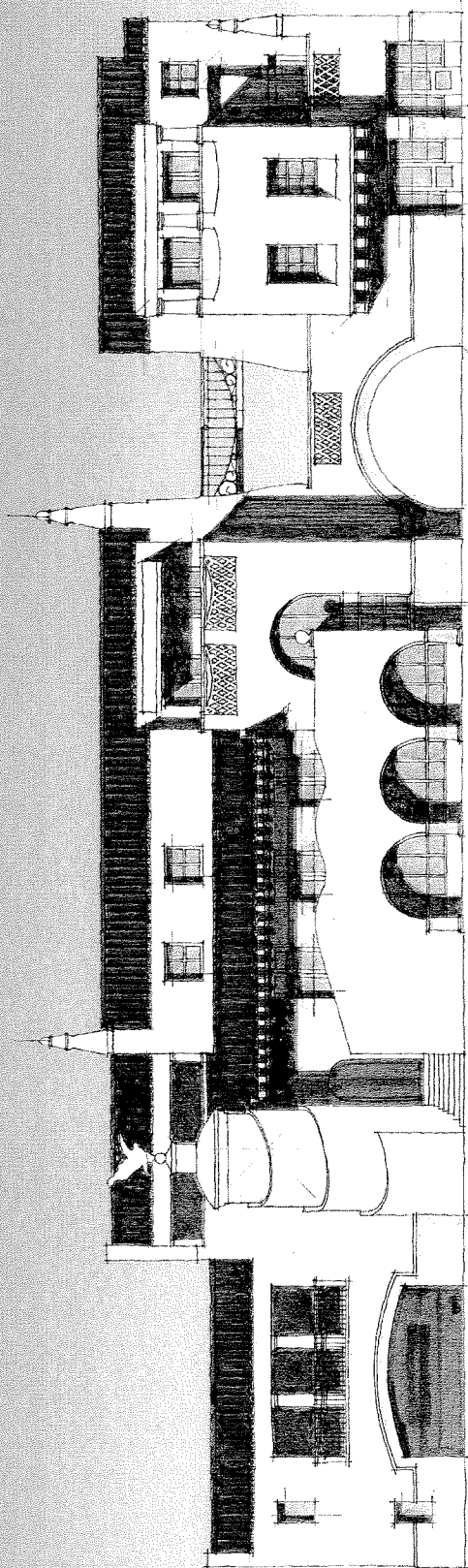
THIS PROJECT IS A DEVELOPMENT
OF AN EXISTING BUILDING
AND IS NOT A NEW CONSTRUCTION
PROJECT. THEREFORE, THE
PROPOSED DEVELOPMENT IS
EXCLUDED FROM THE
REQUIREMENTS OF THE
CALIFORNIA HISTORICAL
PRESERVATION ACT.

SHEET CONTENTS
COVER SHEET

PROJECT NO. 0545

SHEET

A-0
OF ALL SHEETS
LATEST REVISION



PROPOSED MIXED USE PROJECT 1722 STATE STREET

UNIT DATA:

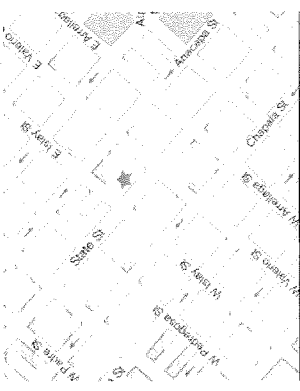
UNIT	TYPE	SQ. FT.	PRIVATE OUTDOOR LIVING SPACE
A	3 Bedroom Townhouse	2,373	1,275 Market
B	2 Bedroom Townhouse	1,997	1,050 Market
C	2 Bedroom Townhouse	1,997	1,050 Market
D	2 Bedroom Townhouse	1,997	1,050 Market
E	3 Bedroom Townhouse	2,554	1,552 Market
F	2 Bedroom Townhouse	2,291	806 Market
G	3 Bedroom FLAT	1,580	270 Affordable
J	3 Bedroom Townhouse	2,495	402 Market
K	3 Bedroom Townhouse	2,300	230 Market
L	3 Bedroom FLAT	2,345	464 Market

• NOTE: GROSS SQUARE FOOTAGE INCLUDES:
COVERED WALKS, GARAGE
RAMP, NON-HABITABLE
MECHANICAL SPACE, COVERED DECKS, ETC.
1.05 FAR FOR ABOVE GRADE SQUARE FOOTAGE

STRUCTURE DATA

CONSTRUCTION	TYPE	NET SQ. FT.	GROSS SQ. FT.
SUB-TERRANEAN GARAGE	TYPE I, F.R.	23,009	24,388
1st STORY RESIDENTIAL	V-1 HR	5,226	5,557
2nd STORY RESIDENTIAL	V-1 HR	5,226	5,557
1st STORY TOTAL		34,155	35,502
2nd STORY RESIDENTIAL	V-1 HR	8,333	8,833
3rd STORY RESIDENTIAL	V-1 HR	14,230	15,230
2nd STORY TOTAL		22,563	24,063
3rd STORY COMMERCIAL	V-1 HR	4,850	5,150
4th STORY COMMERCIAL	V-1 HR	4,850	5,150
3rd STORY TOTAL		9,700	10,300
RESIDENTIAL TOTAL		21,929	23,464
COMMERCIAL TOTAL		9,400	10,000
ABOVE GRADE SUB TOTAL		38,229	40,312
PROJECT TOTAL		54,238	57,558

VICINITY MAP:



SITE INFORMATION:

1722 STATE STREET
OWNER: 1722 STATE STREET INVESTORS LLC
APN: 027-102-021
LAND USE ZONE: C2/R1
PROPOSED ZONE: C2/R3
PARCEL AREA: 28,875 SQ. FT. / 0.66 ACRE
EXISTING USE: COMMERCIAL APPROX. 7260 SQ. FT. TO BE DEMOLISHED
LAND USE DESIGNATION: "GENERAL COMMERCIAL AND OFFICES"
PROPOSED USE: MIXED USE COMMERCIAL / RESIDENTIAL
AVERAGE SLOPE OF PROPERTY / TOPOGRAPHY EXISTING: 4.5%
PROPOSED 2%
SLOPE OF GARAGE RAMP: 14.75%
PROPOSED MIXED USE STRUCTURE - TWO AND THREE STORY 12
RESIDENTIAL UNITS - THREE BEDROOM, 10 TWO
BEDROOM COMMERCIAL - PROFESSIONAL OFFICE, MEDICAL OFFICE
RETAIL SUB-TERRANEAN PARKING GARAGE - 55 VEHICLES.
CONSTRUCTION TYPE - TYPE I AND TYPE V - 1 HOUR
BUILDING COVERAGE: 18,128 SQ. FT. / 62% SITE AREA
OPEN SPACE LANDSCAPE, 10,746 SQ. FT. / 38% SITE AREA
COURTYARD, PAVING 288 CU. YARDS
GRADING CUT 8894 CU. YARDS
GRADING FILL 288 CU. YARDS

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FIRE:
FIRE SPRINKLERS AND MIXED USE FIRE ALARM WILL BE
PROVIDED UNDER A SEPARATE PERMIT.

PARKING:

PARKING REQUIREMENTS (PER CITY ZONING ORDINANCE)	
RESIDENTIAL COMMERCIAL	23 34
TOTAL	57
PROJECT PEAK DEMAND (ITE PARKING GENERATION AND UJI PARKING MANUAL)	50
PARKING PROVIDED	55

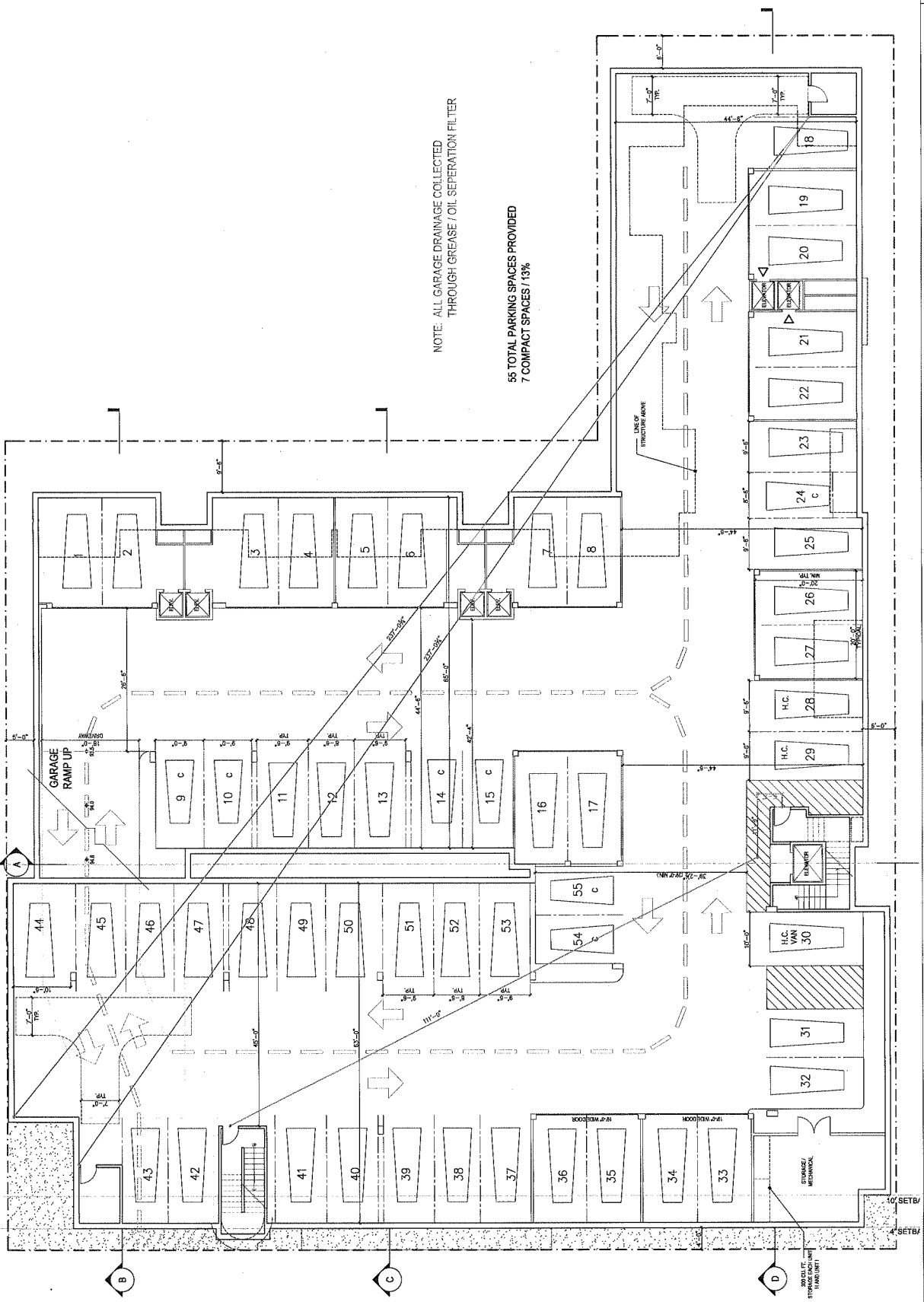
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03/18/18	99.00
04/18/18	100.00

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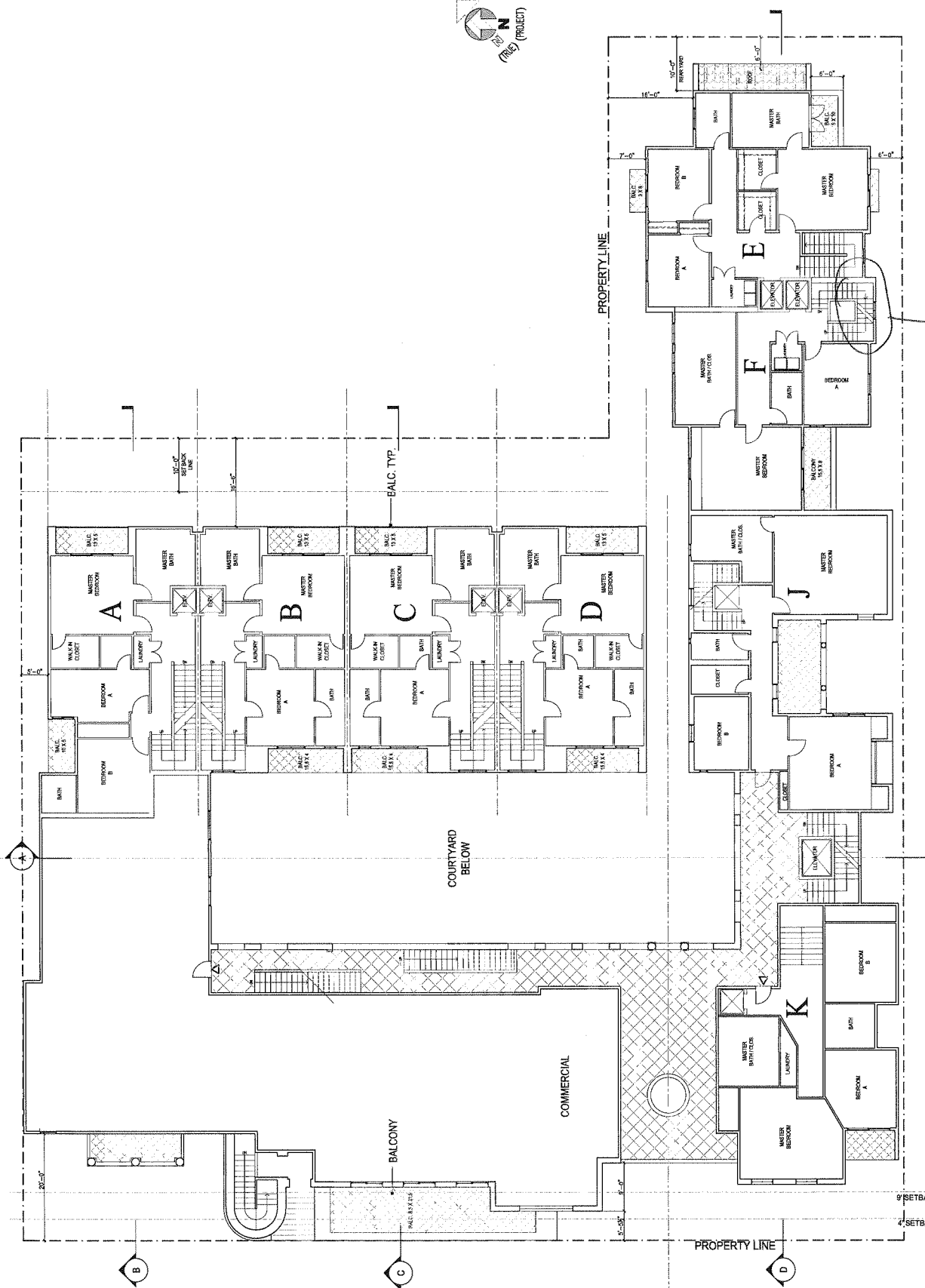
SHEET CONTENTS
UNDERGROUND PARKING
PLAN VIEW

PROJECT NO: 0645
SHEET

A-1
OF ALL SHEETS
LATEST REVISION



UNDERGROUND PARKING PLAN



[illegible]

1116 (JULY 1985) 15 CITATIONS(10)
 MATERIALS LONGER FOR SALE (14000000)
 INTERNATIONAL WEATHER ASSOCIATION
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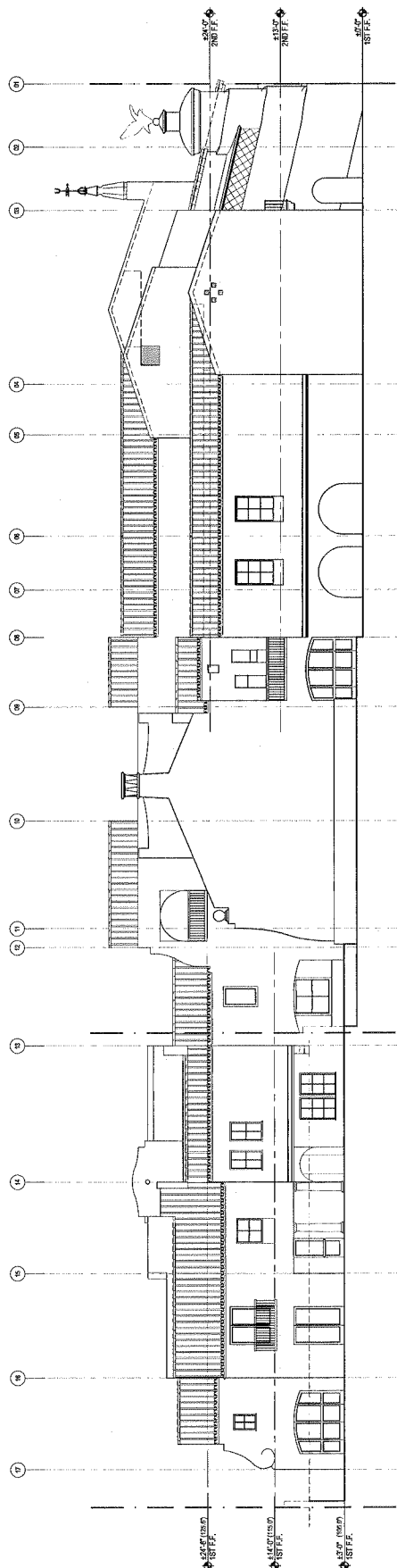
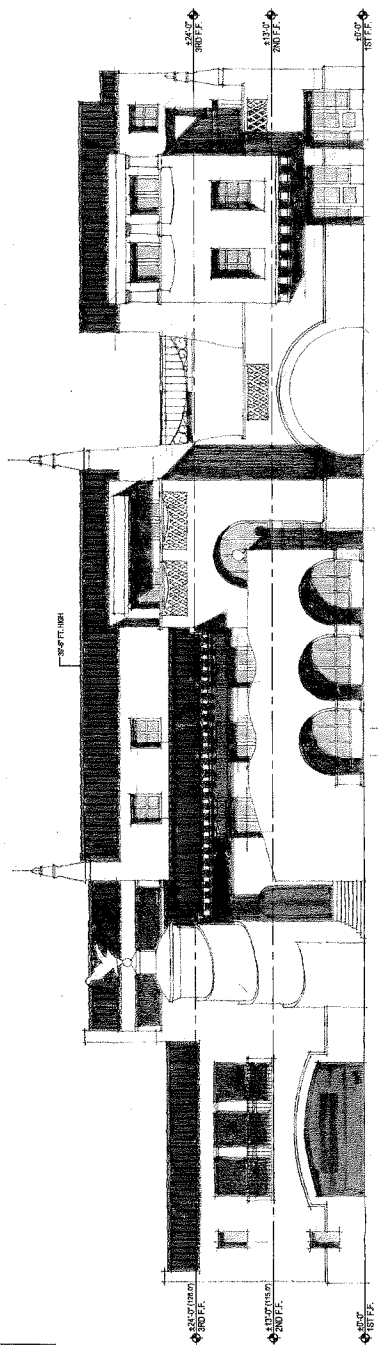
A-4

OF ALL SHEETS
LATEST REVISION

1

BRD EL CORPIAN

Refer to revised drawing



NORTH ELEVATION

[illegible]

Refer to revised drawing

Hochhauser
Blatter
ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805.562.2746

MIXED USE DEVELOPMENT
1722 STATE STREET
A.P.N. 027-102-021

DATE	REVISION & DRAWN
10/27/07	Hochhauser & Blatter

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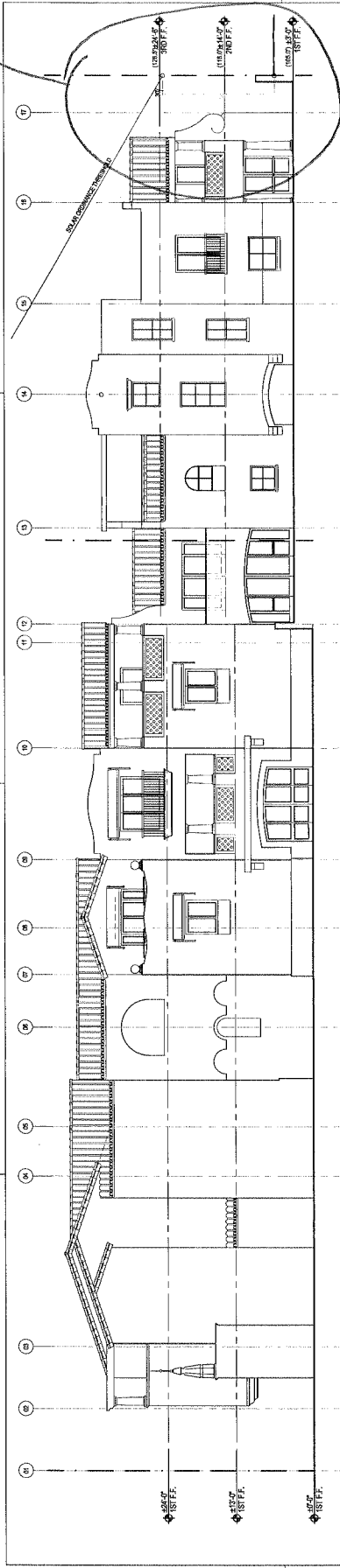
SHEET CONTENTS
COVER SHEET

PROJECT NO. 9545

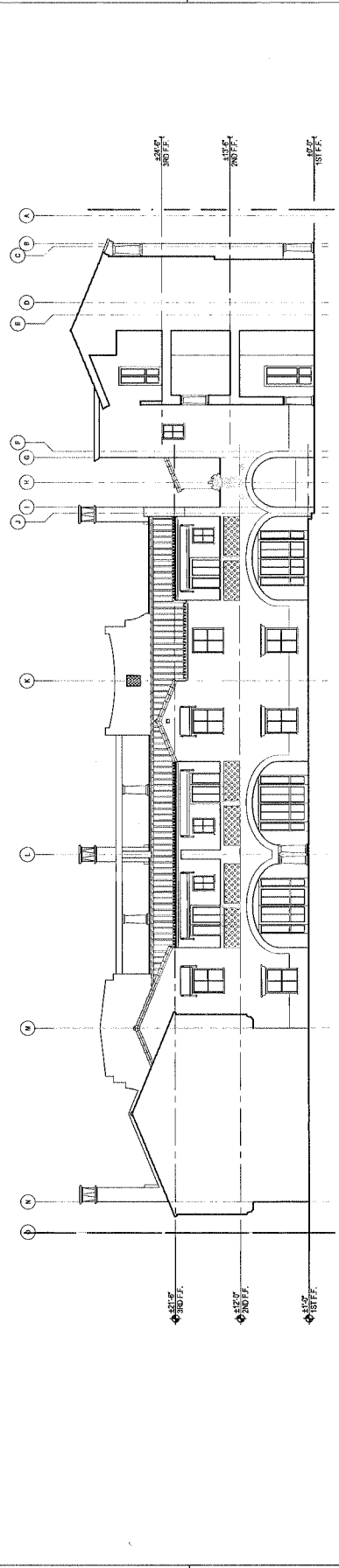
SHEET

A-8

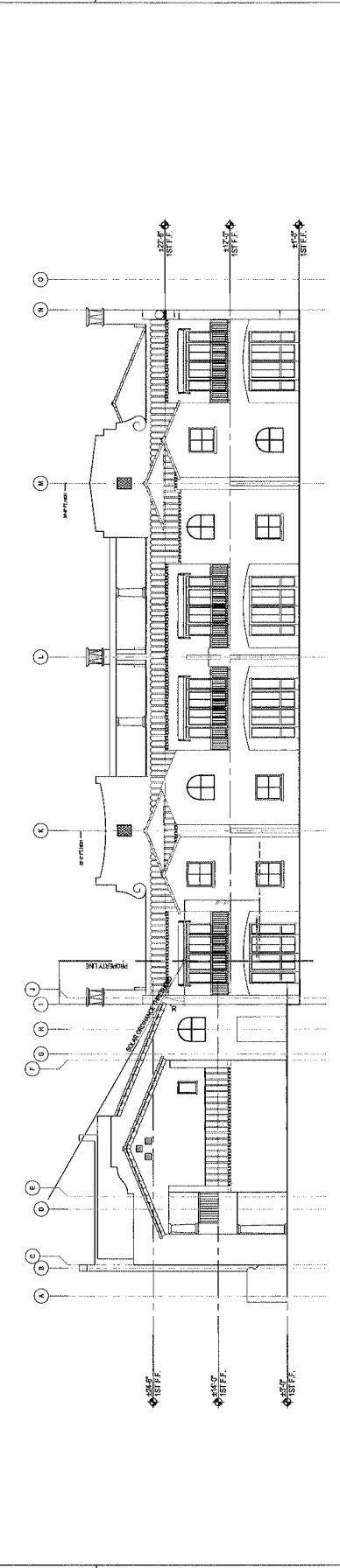
OF ALL SHEETS
LATEST REVISION



PROJECT SOUTH ELEVATION SHEET 1



EASTSIDE OF COURTYARD INTERIOR COURT WEST ELEVATION SHEET 3



PROJECT EAST ELEVATION SHEET 3

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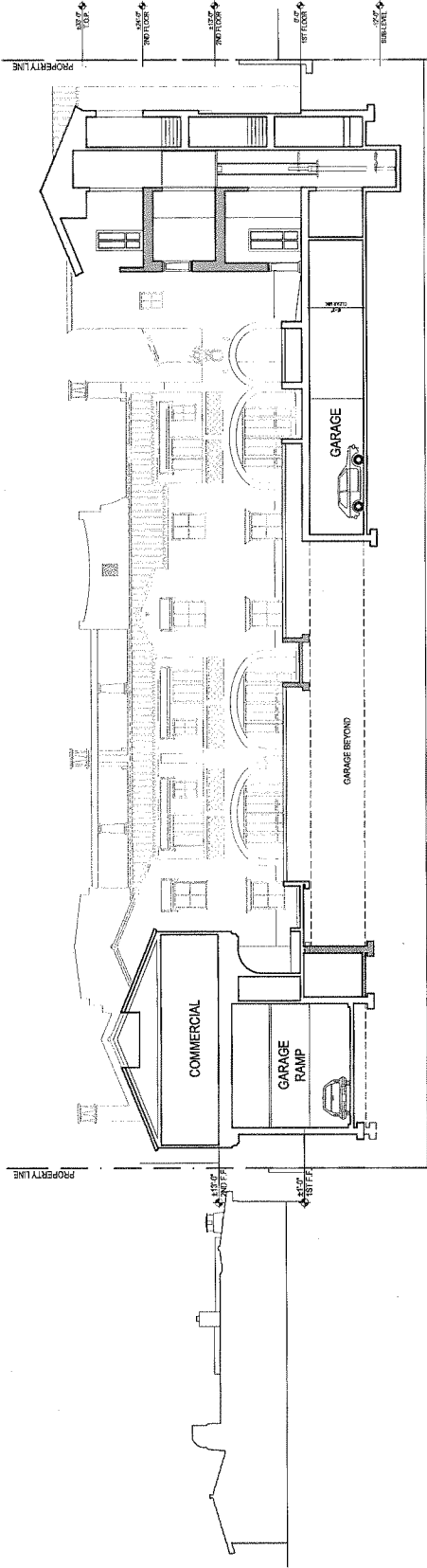
WINE TOBACCO) IN (COPPERATED
MATERIALS UNDER THE K&S COMPANY'S
OF TECHNOLOGY RELATION ARCHITECTURE
A. NATION) AND THE WITHOUT
REPRESENTED WHETHER CURRENT IN
SOLUTION FOR RELATION IN PROPORTION

SHORT CONTENTS
CROSS SECTIONS ARE

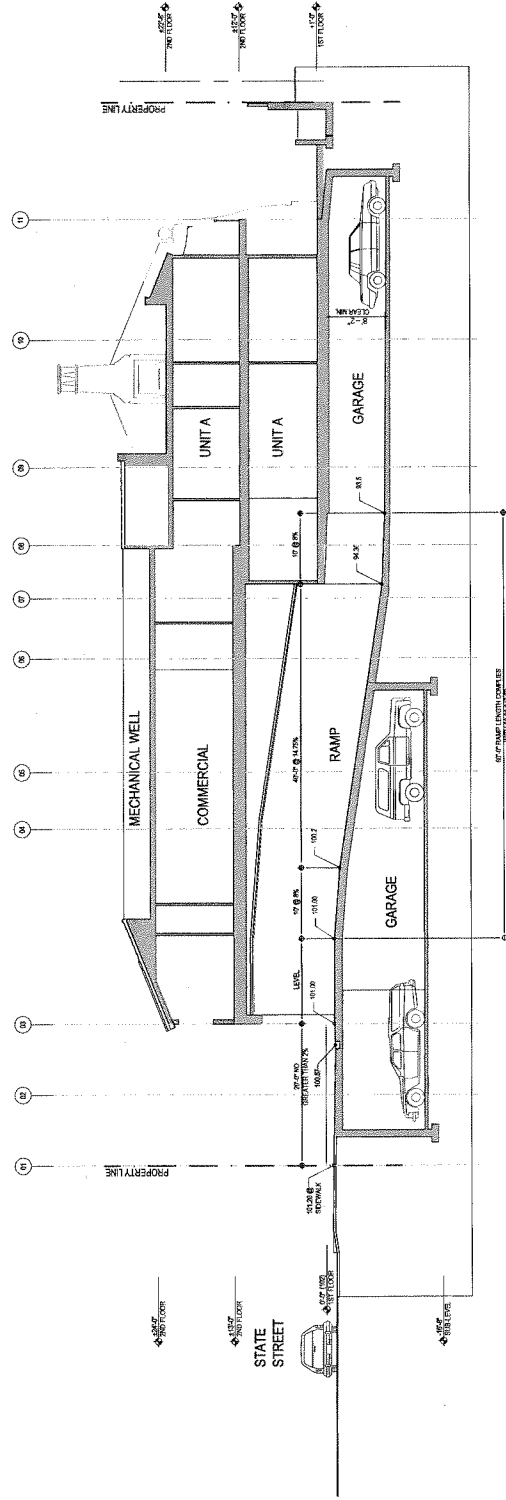
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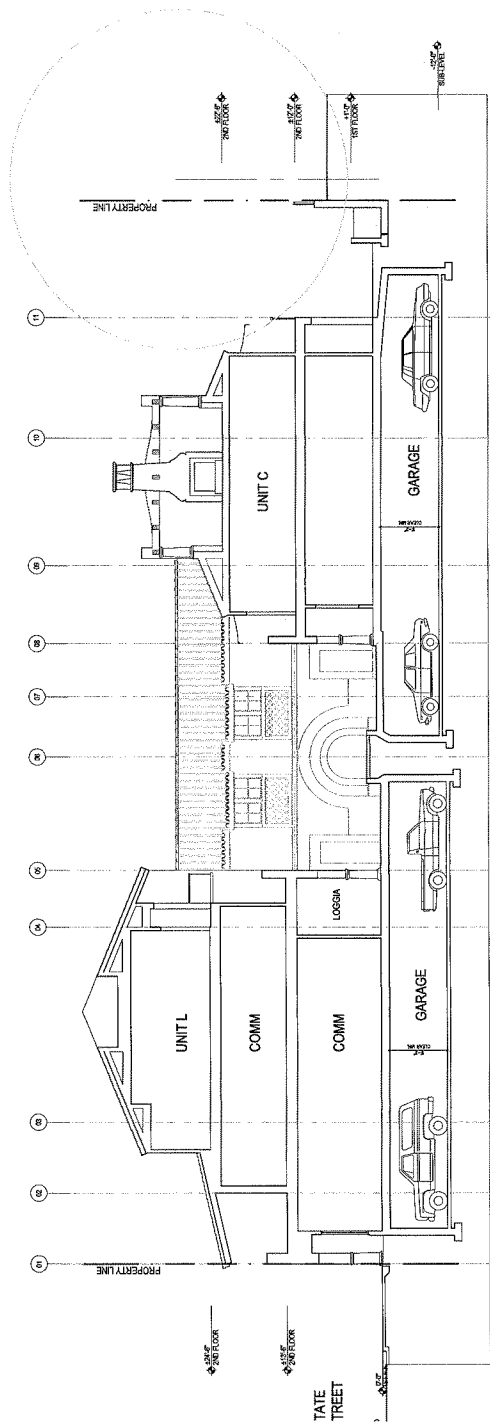
A-9

SECTION A

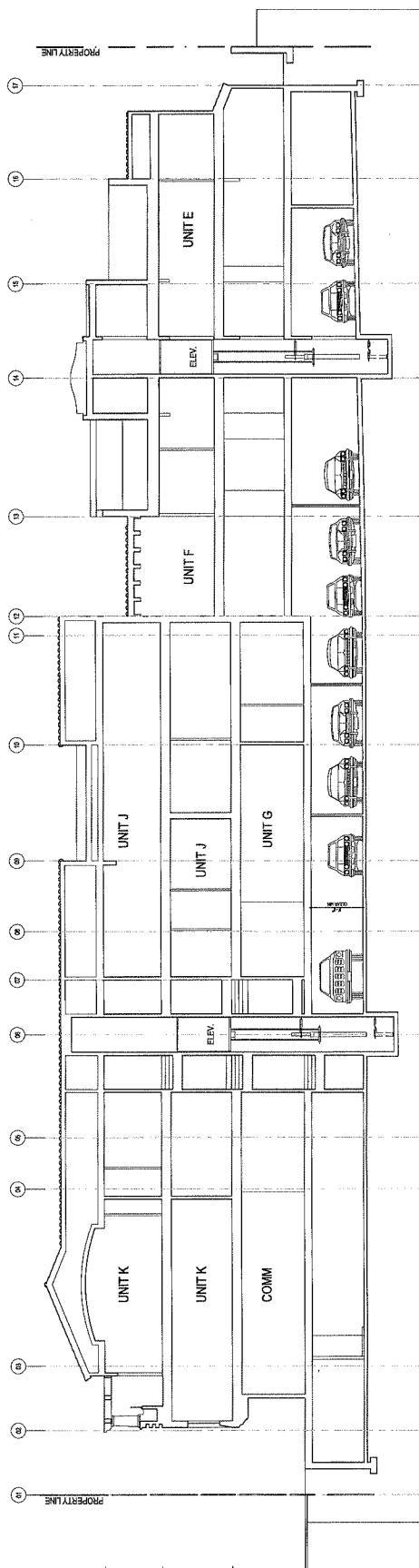


SECTION B





SECTION C	18-17	1
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SECTION D 2

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

A PROPOSED MERGER AND SUBDIVISION
OF

APN 027-102-021

CITY OF SANTA BARBARA
STATE OF CALIFORNIA
NOVEMBER 2006

SHEET TM2 OF 6 SHEETS

PROPOSED BUILDING NOTES

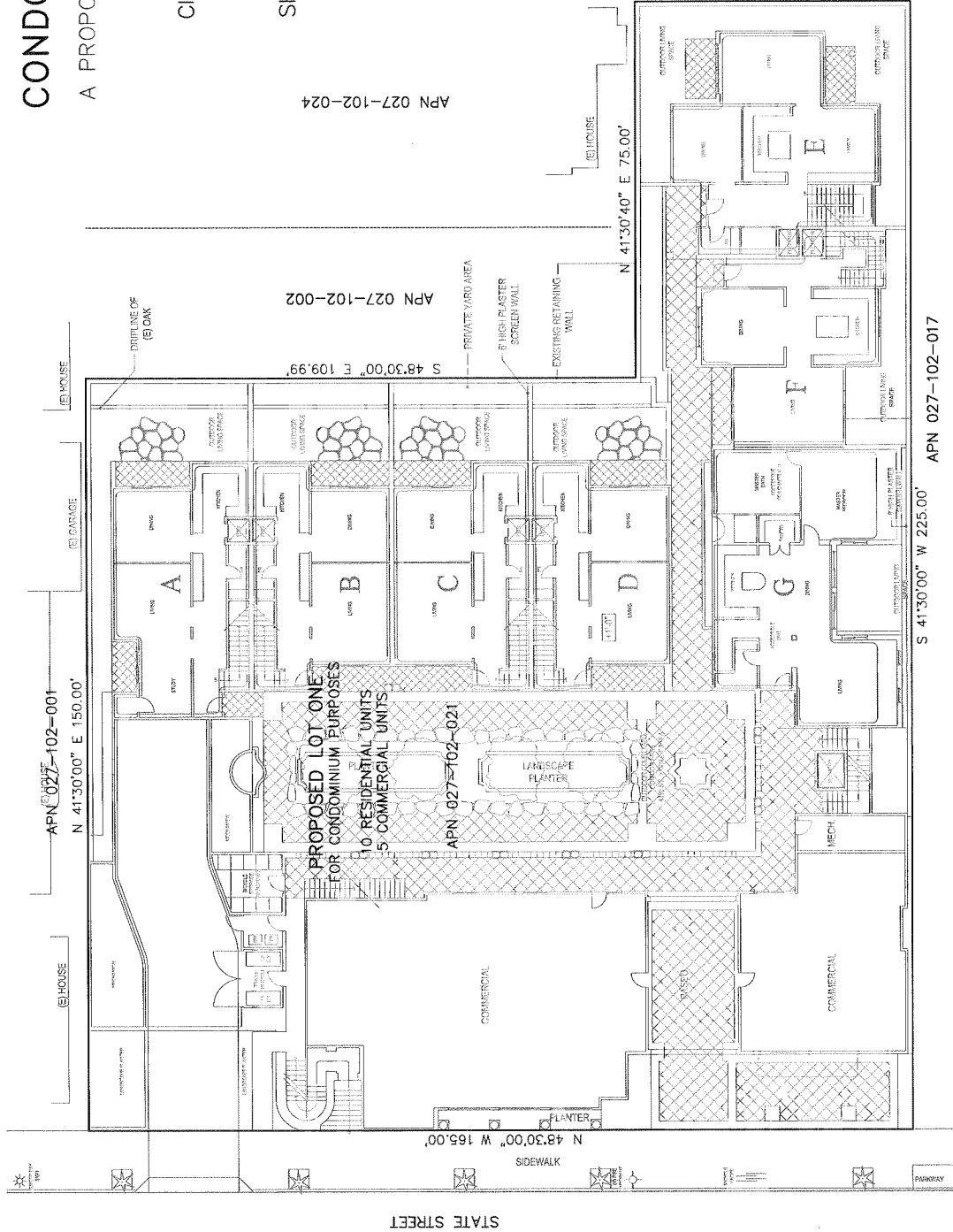
PROPOSED BUILDINGS WILL HAVE MULTIPLE STORIES. THE OUTLINE AND THE
FOOTPRINT OF EACH BUILDING SHALL BE SHOWN ON THIS MAP. SEE
LEVEL, SEE ARCHITECTURAL PLANS FOR FULL DETAILS OF THE PROPOSED
BUILDINGS.

PROPOSED BUILDING CALCULATIONS

MIXED-USE DESCRIPTION	NO. UNITS	NET S.F.	GROSS S.F.
COMMERCIAL	5	8,400 S.F.	14,848 S.F.
RESIDENTIAL	10	21,293 S.F.	28,464 S.F.

PARKING SPACES

EXISTING	45 SPACES
PROPOSED	55 SPACES, BELOW GROUND



PROPOSED LOTS, EASEMENTS, AND SITE PLAN

APN 027-102-017

APN 027-102-008

APN 027-102-011

S 41°30'00" W 225.00'

N 41°30'40" E 75.00'

APN 027-102-002

APN 027-102-024

APN 027-102-017

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APN 027-102-024

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

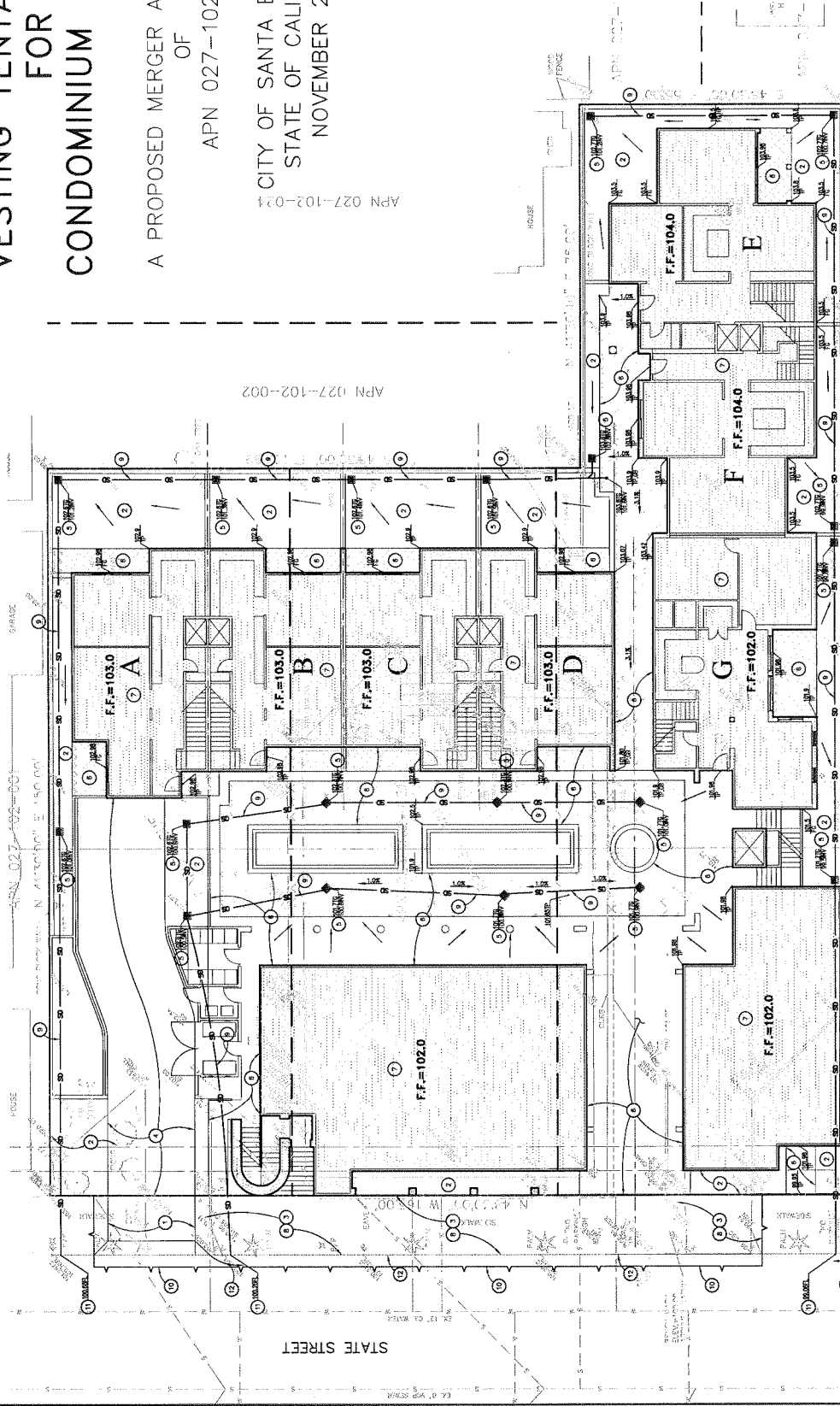
A PROPOSED MERGER AND SUBDIVISION
OF

APN 027-102-021

CITY OF SANTA BARBARA
STATE OF CALIFORNIA
NOVEMBER 2006

APN 027-102-002

APN 027-102-024



LEGEND

- PROPOSED GAS LINE
- PROPOSED FIRE WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- NEW BUILDING AREA
- PROPOSED FLOW LINE

GRADING AND DRAINAGE NOTES

1. CONSTRUCT 18" WIDE COMMERCIAL DRIVEWAY PER CITY STD. DETAIL 1-002.2.
2. CONSTRUCT 18" WIDE COMMERCIAL DRIVEWAY PER CITY STD. DETAIL 1-002.2.
3. LANDSCAPE/PAVING AREA.
4. CONSTRUCT SIDEWALK PER CITY STD. DETAIL 1-006.0 AND 1-006.1.
5. CONSTRUCT 4" THICK CONCRETE PAVEMENT PER CITY STD. DETAIL 1-006.0 AND 1-006.1.
6. CONSTRUCT 12"X12" CONCRETE CATCH BASIN.
7. CONSTRUCT 4" THICK P.C. CONCRETE SIDEWALK PER ARCHITECTURAL PLANS.
8. CONSTRUCT 12"X12" CONCRETE CATCH BASIN.
9. CONSTRUCT 4" THICK P.C. CONCRETE SIDEWALK PER CITY STD. DETAIL 1-006.0 AND 1-006.1.
10. CONSTRUCT TYPE B CURB OUTLET DRAIN PER CITY STD. DETAIL 2-006.1.
11. CONSTRUCT TYPE B CURB OUTLET DRAIN PER CITY STD. DETAIL 2-006.1.
12. DETAIL 1-002.0 AND 1-002.1.

GRADING AND DRAINAGE PLAN

Penfield & Smith
ENGINEERS - SURVEYORS - PLANNERS
1000 W. SANTA BARBARA STREET, SUITE 100
SANTA BARBARA, CA 93101
PHONE (805) 963-1237 FAX (805) 963-1238
WWW.PENFIELDANDSMITH.COM

A PROPOSED MERGER AND SUBDIVISION
OF

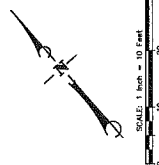
APN 027-102-021

CITY OF SANTA BARBARA
STATE OF CALIFORNIA
NOVEMBER 2006

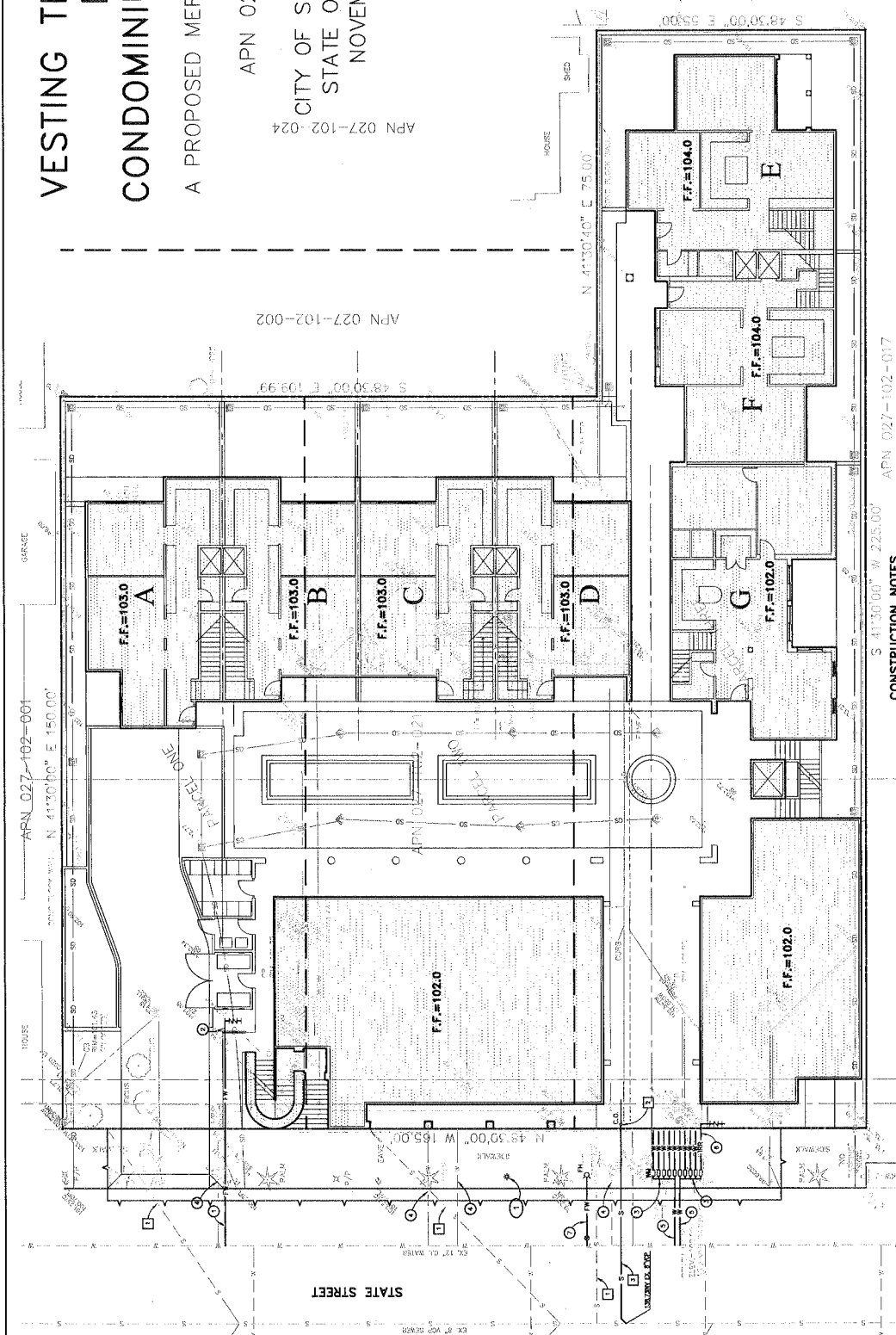
APN 027-102-002

GENERAL NOTES

- [illegible]



TM4



LEGEND

- NEW BUILDING AREA
- PROPOSED FLOW LINE
- PROPOSED GAS LINE
- PROPOSED FIRE WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

CONSTRUCTION NOTES

- [illegible]

SEWER CONSTRUCTION NOTES

- 1 ABANDON EXISTING SEWER LATERAL PER CITY REQUIREMENTS.
- 2 CONSTRUCT SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD PLAN 5-003.0.
- 3 CONSTRUCT 8" DIA. SDR35 PVC SEWER LINE TO 5' OUTSIDE OF BUILDING AND CONNECT PER PLUMBING PLAN TO BUILDING SEWER SERVICE. CONSTRUCT SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD PLAN 5-003.0. AND CONNECT WITH WYE CONNECTION.

ELECTRICAL LINE CONSTRUCTION NOTES

- PROVIDE ONE (1) CITY STANDARD RESIDENTIAL STREET LIGHT. LOCATION AND PLACEMENT AS DETERMINED BY PUBLIC WORKS, FACILITIES/ CONSTRUCTION SUPERINTENDENT.

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

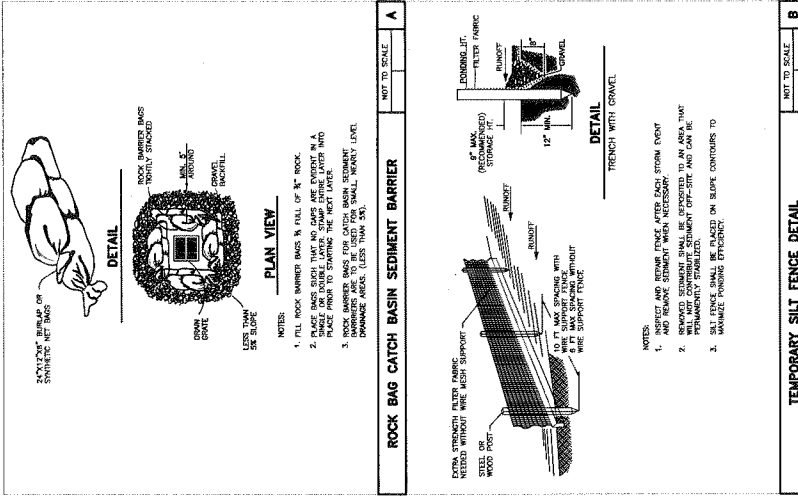
CHARLENE SANTA BARBARA SANTA MONICA LAMOSTER
1101 East Victoria Street, Suite 200, Santa Monica, CA 90401
Mailing Address: P.O. Box 98, Santa Barbara, CA 93102
Phone: (805) 963-8332 Fax: (805) 966-9601

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

A PROPOSED MERGER AND SUBDIVISION
OF
APN 027-102-021

CITY OF SANTA BARBARA
STATE OF CALIFORNIA
NOVEMBER 2006

TM6



DETAILS

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.PENFIELDANDSMITH.COM

DATE: 11/15/06
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
APPROVED BY: J. J. JENSEN

(E) FE

PROPERTY LINE

OUTDOOR LIVING SPACE

16'-0"

20'-6"

LIVING

6'-0"

6'-0"

20'-6"

OUTDOOR LIVING SPACE

18'-0"

7'-0"

DINING

KITCHEN

E

FAMILY

6'-0"

UP

ELEVATOR

ELEVATOR

UP

UP

UP

PROPERTY LINE

DINING

+3'-0"

KITCHEN

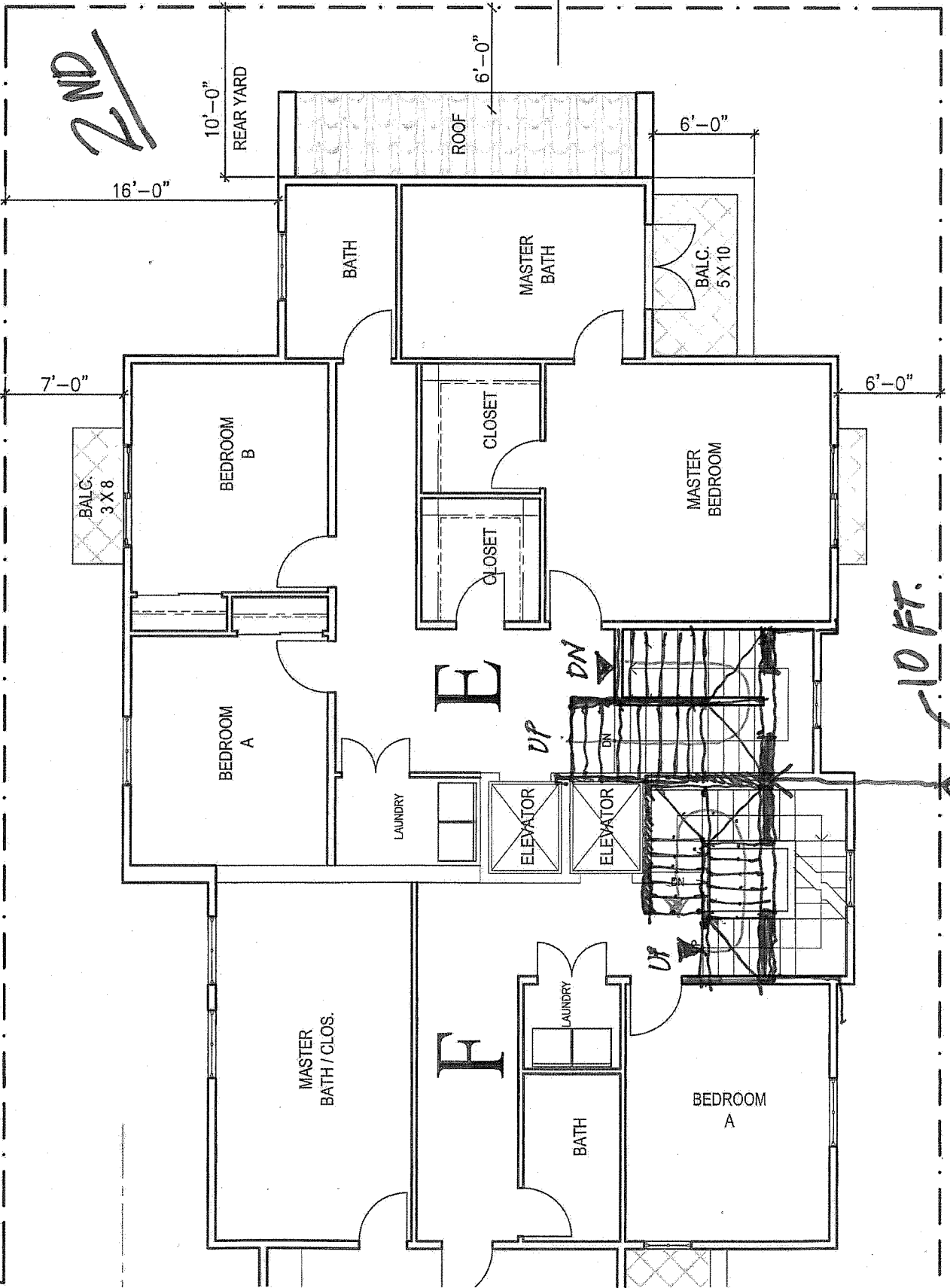
PROPERTY LINE

10 FT

1 ST

IG

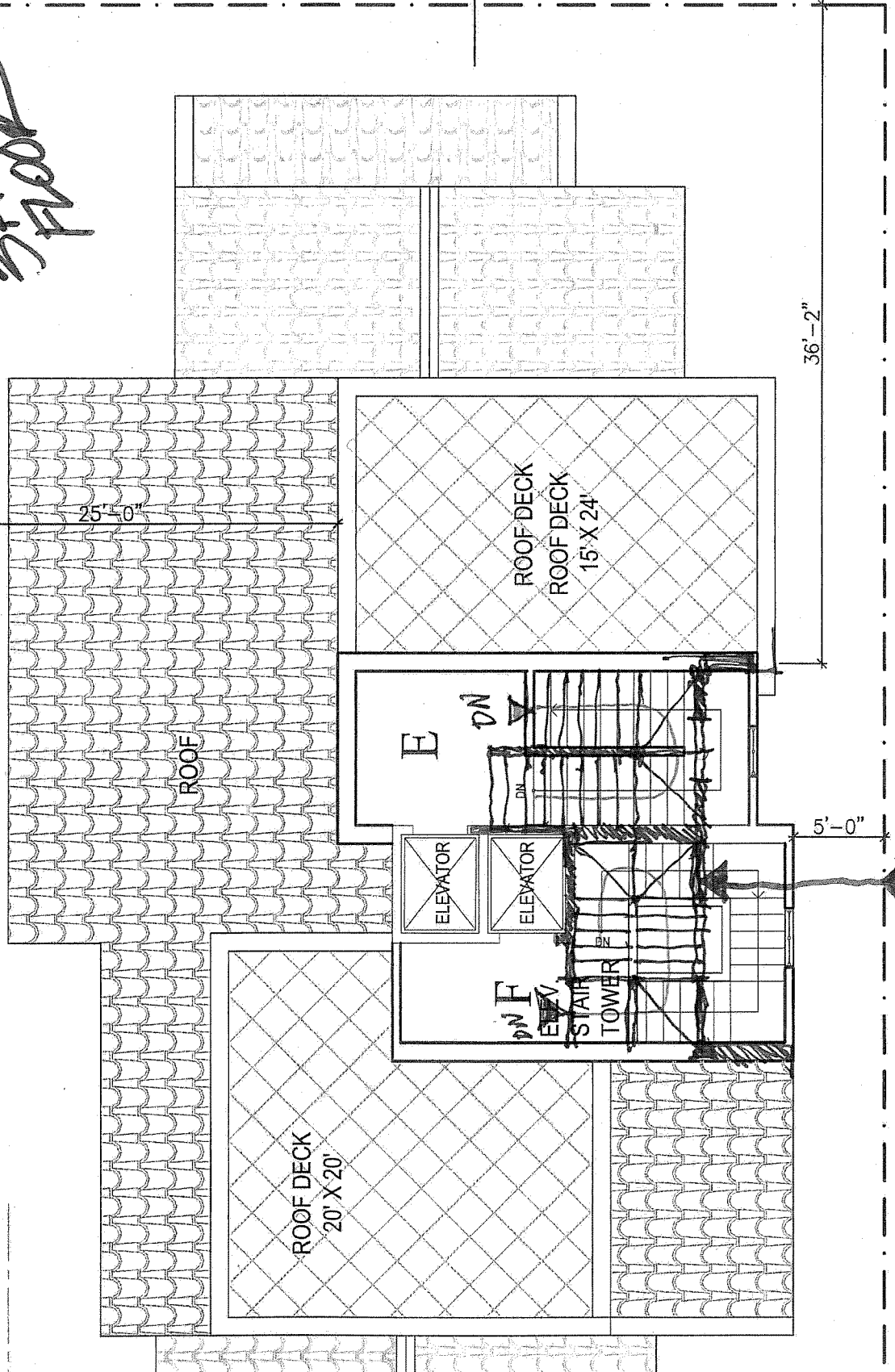
PROPERTY LINE



2ND

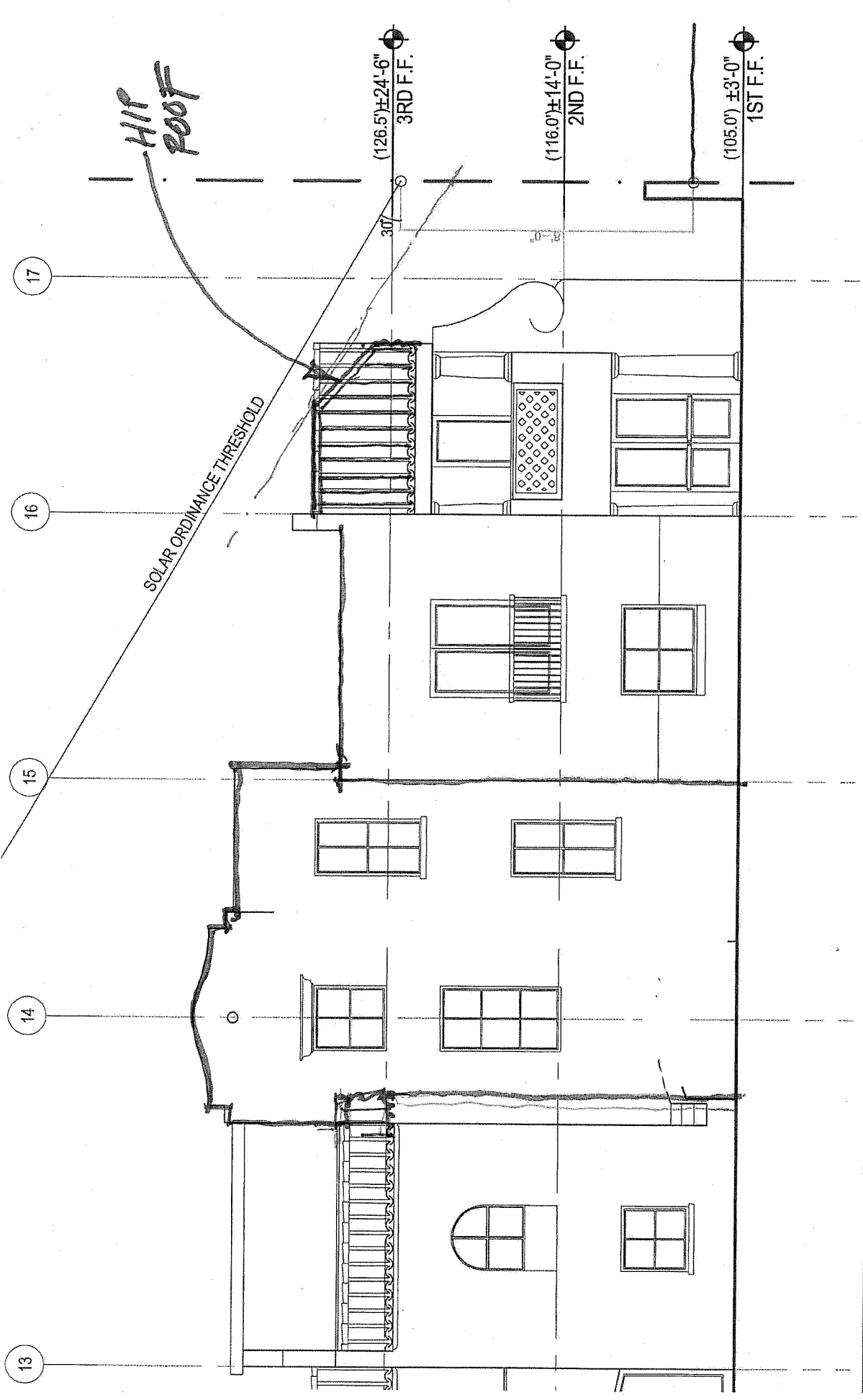
PROPERTY LINE

3RD FLOOR



3RD

10 FT.

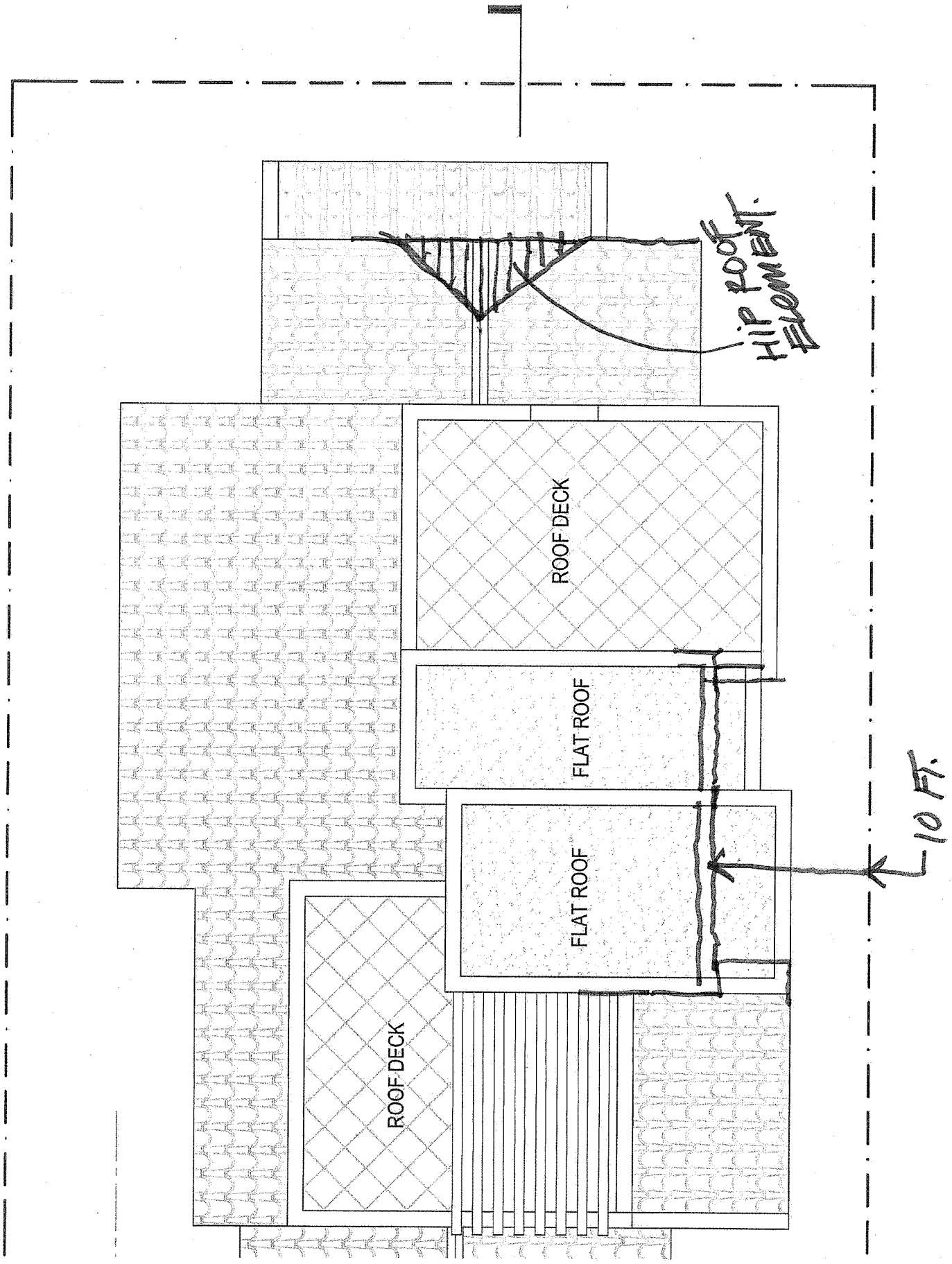


SOUTH ELEVATION

1

1/8"=1'-0"





March 27, 2007 [original letter-September 1, 2006] [revised 10. 16. 2006]

Santa Barbara Planning Commission.
City of Santa Barbara
630 Garden Street
Santa Barbara, Ca. 93101

RECEIVED

MAR 28 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

**Re: Planning Commission / RE-SUBMITTAL
1722 State Street / MST #2005-00455 / APN #027-102-021**

Honorable Commissioners:

Please find enclosed our re--submittal for a mixed-use project located at 1722 State Street. The current zoning is a mix of C-2 and R-1 zones. Our project has been revised to address the concerns and comments expressed by each of the Commissioners at the March 1st 2007 hearing held on this project. Primarily, the projects density and size was reduced to address the issues of potential traffic generation and parking. The changes include but are not limited to the following:

- ***Commercial square footage has been reduced from 9100 square feet to 8400 sq feet.***
- ***The residential density has been reduced from 12 units [10 market- 2 affordable] to 10 units [9 market – 1 affordable].***
- ***The ten units now consist of six three bedrooms and four two bedroom units. The affordable unit is a three bedroom, centrally located and very generous in size [1580 sq ft.]***
- ***The traffic and parking study has been revised to reflect the Planning Commission's concerns and direction from City Planning staff. The reduced residential density and commercial square footage are reflected in the addendum traffic report.***
- ***The parking modification is now requested for only 2 [prior proposal requested 8] spaces as standard City parking per zoning requires 57 spaces and 55 are provided.***

- **A modification of the minimum lot area to allow for the residential density is no longer requested.**
- **The total residential utilization of the site, including the affordable unit, per the City's variable density ordinance, represents only a 90% utilization. It is also important to note that no additional density is achieved as result of rezoning the R1 portion of the property to R3. [The C2 portion of the property supports 9 of the 10 units without the rezoned portion].**
- **The total residential square footage represents a 76% utilization of site area or variable density site area requirements.**
- **A major pedestrian plaza adjoining state street is now incorporated as a result of pulling back a significant portion of the building at the street and alongside the primary pedestrian entry to the project.**
- **Significant portions of the buildings mass along State Street have been deleted to allow for a major visual connection between the street and the interior paseo / courtyard. This also allows for visual access to long range views beyond the site.**
- **The overall building height has been reduced by lowering 1st floor plate heights and modifying roof forms.**
- **Overall building coverage has been reduced to only 62% of the site area.**
- **Common open space is increased to 19% of the site area exceeding ordinance requirements by 127%.**
- **Private outdoor living space taken as a whole now exceeds ordinance requirements by more than 600%.**
- **The unit designs and fenestration relative to the south property line have been revised to now work off of exterior courts and yard spaces within the project and protect against loss of light and air from a potential development on the adjacent property.**
- **Compliance with the solar ordinance [R1 Lot] is verified from the adjacent R1 Lot to the North of the re-zoned portion of the property.**

Requested Entitlements

- **Re-zone:** We are requesting the R-1 zone portion of the property (located at the northeast portion of the property) be re-zoned to R-3 in order to support the proposed mixed-use design. (SBMC §28.92.015) Per comments from the PRT review, we believe this is a legitimate request in that the adjacent zoning (to the immediate northeast) is R-3. This will allow Staff to more adequately support a mixed-use project on this site.
- **A Tentative Tract Subdivision Map:** to allow a one-lot subdivision for the purposes of 10 residential condominium units and 8,400 sf of commercial condominium space (SBMC Chapter 27.07)
- **A Development Plan:** To allow 8,400sf of non-residential uses (SBMC §28.87.300) Per PRT Staff recommendations, the proposed 8,400 sf of non residential uses would be allocated square footage, per Measure E, in the following way:
 1. 7,500 sf of demolished nonresidential area.
 2. 900 sf from the Minor Addition category allocated to the property.
- **A Conditional Use Permit:** to allow parking area for non-residential uses in a residential zone.
- **A Parking Modification:** to allow 55 parking spaces per the Project Shared parking Demand Calculations of the ordinance required 57 spaces [SBMC Chapter 28.90].
- **A Lot Area Modification:** ~~to allow 9 two-bedroom units and 3 three-bedroom units on a 28,875 square foot lot instead of the required 29,280 square foot lot area [SBMC Chapter 28.21].~~ This modification is no longer required as the ten units only utilize 90% of the actual lot area

Previous City Review

The project has been previously reviewed by the following entities:

Pre-Application Review Team

August 23, 2005

Planning Commission
(Concept review)

November 3, 2005

Historic Landmarks Commission
(Concept review)

December 14, 2005

Development Application Review Team

March 28, 2006
June 20, 2006
August 31, 2006

Planning Commission Hearing

March 1, 2007

Both conceptual presentations received unanimously positive responses regarding the proposed use, massing and articulation, design, sensitivity to adjacent uses, architecture, and the inclusion of affordable units. Please find enclosed meeting minutes from those sessions, as well as a copy of our PRT Application Review – Team Comments. Specific responses to PRT comments are included within this Letter of re-submission. This re-submittal has been revised to specifically address the comments received at the March 1, 2007 Planning Commission hearing.

Project identification

1722 State Street, Santa Barbara, CA. 93101	
Assessors Parcel Number	027-102-021
Parcel Area	28,875 sf / 0.66 acres

Uses	Existing	Proposed New Const.
Zoning	C-2 / R-1	C-2 / R-3
Commercial	7,500 sf (to be demolished)	8,400 sf
Residential	0	21,929 sf
Subterranean Parking	0	23,909 sf
Total SF Above Grade	7,500 sf	30,329 sf

Existing Building / Project Use

The existing 7,500 sf, two-story building is currently being used as a videography lab by Brooks Institute of Photography. There are also two ATM machines owned by Bank of America located on site at the western

boundary facing State Street. There are no residential uses currently on site.

Proposed Development Statistics

Mixed-Use Descrip.	# Units	Net SF	Gross SF
Commercial	-	8,400 sf	14,848 sf*
Residential	10	21,929 sf	28,464 sf
Private Open Space			8,149 sf
Common Open Space (not include private yards)			5,492 sf-19% site area
Total proposed footprint			18,126 sf
Total proposed building coverage			62%
Total proposed FAR(calculated using net sf)			1.05

* Includes vehicular access ramp/trash area/mechanical and circulation, and all covered walkways per UBC definition of gross square feet.

Maximum Number of Units using Lot Area Requirements (SBMC § 28.21.080)

# Units	Unit Description	Lot area per unit	Total area req.
4	2-Bedroom Unit	2,320 sf	9,280 sf
6	3-Bedroom Unit	2,800 sf	16,800 sf
Total lot area required to support density			26,080 sf
Total existing lot area			28,875 sf

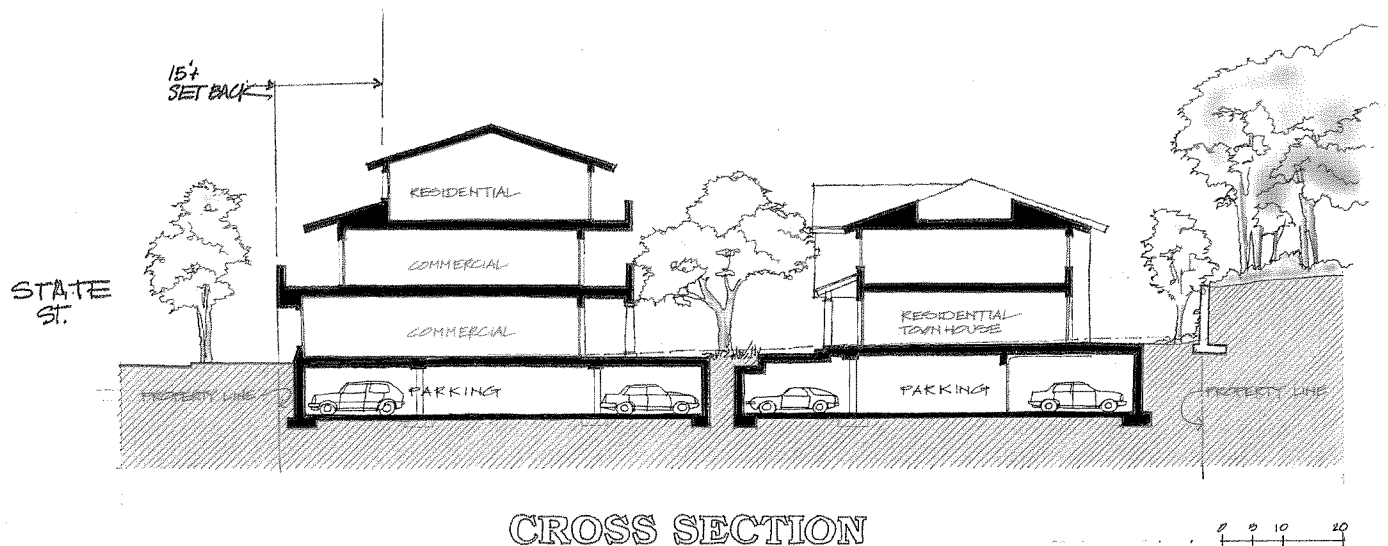
Parking Provided On-Site As per the Planning Commission's directive a re-evaluation of the data employed to generate traffic and parking demand was undertaken by the traffic consultant and is now part of this re-submittal [Associated transportation Engineers / Scott Schell , March 13 ,2007].

Proposed Uses	Parking Req.
Commercial (Specialty)	See medical below
Commercial (General Office)	See medical below
Commercial (Medical Office)	30
Residential (10 two & three bedroom units + guest parking)	20
Total parking required by code	57
Project Peak Demand (ITE parking generation for 10 residential condominiums and 8,400 sf of medical office space.)	50
Shared Parking Demand Calculation (ITE parking generation for 10 residential condominiums and 8,400 sf of medical office space.)	50
Total Parking provided (all subterranean)	55

Project Description - Use

The proposed project includes a mix of 8,400 sf of commercial space facing west onto State Street and twelve residential condominium units in a mix of flats, split-level flats, and town homes directly behind and at the eastern end of the site. The commercial condominium spaces will be subdivided based on needs of final tenants/buyers. The residential condominium component will include 4 two-bedroom and 6 three-bedroom units (ranging in size from 1,580 sf to 2,554 sf). One of the residential units would be an affordable unit. However, as the market rate density is below ten units, this affordable unit is not required by the City's Inclusionary ordinance. This affordable unit is a three bedroom unit of 1,580 sq.ft. and would comply with inclusionary requirements. Please see Inclusionary Housing Plan included as part of the original re-submittal.

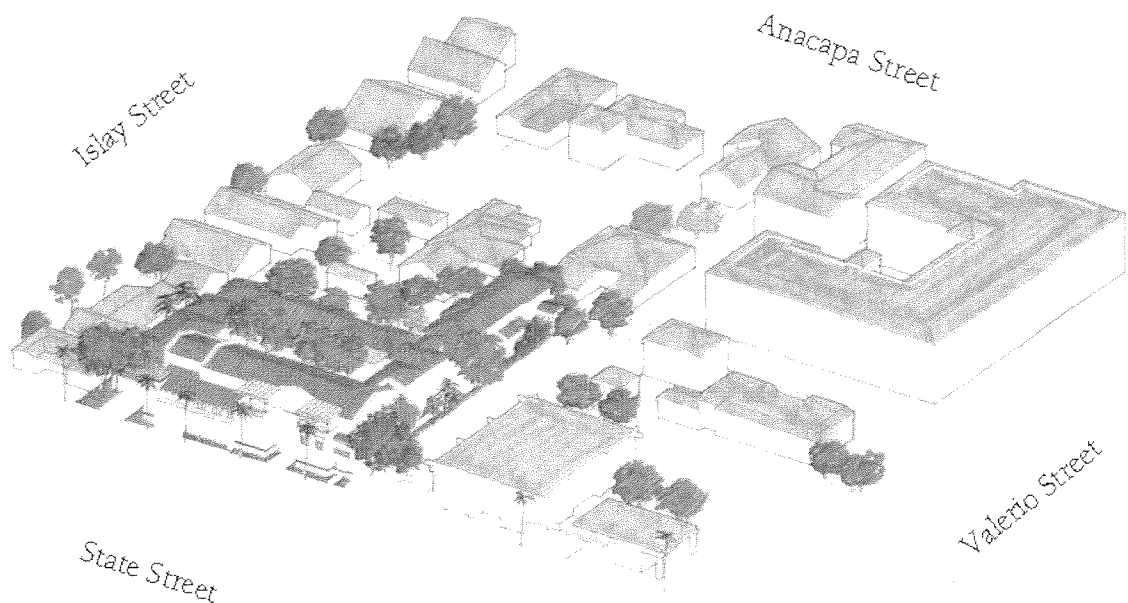
All required vehicular parking would be located below grade in a subterranean parking garage. The organization of the subterranean garage will allow for in the ground planting opportunities along State Street, at the projects perimeter [adjacent to residential properties to the east] and in a planned interior courtyard/paseo. The design concept is a pedestrian oriented one with minimal use of the site's surface for the automobile (see exhibit provided below).





Surrounding Zoning / Uses

Surrounding uses are reflected in the exhibit above. To the north of the project are one-story commercial offices. Single family residences are located to the east and northeast. Multi-family residential is located to the southwest, and two-story commercial buildings (currently an artificial kidney center and a video rental store) are located directly to the south of the project site.



Project shown in context to surrounding uses

Project Context

The exhibit above demonstrates an axonometric view of the proposed project design as it relates to surrounding uses. Note that there is an eight foot grade change at the north property boundary, between the subject site and the adjacent single family residential uses to the east (also visible at cross section on page three.) As a result of this existing grade change the two story elements at the east of the project appear closer to one story from the adjacent eastern parcel. The backyard set-back for proposed condos at the eastern boundary of the project further softens the transition between the proposed project and existing residential uses.

The project's three story elements are set back from State Street a minimum of fifteen feet and bleed to two story elements on the north, south, and east, as they relate to the existing single-family, multi-family and commercial neighborhood on all sides. In that all of the parking has been designed at a subterranean level, there is an opportunity to take

advantage of all on-grade areas so that they are structured for a predominantly pedestrian use, with large outdoor courtyards, trees and plantings. As one walks through the project paseo, commencing at the commercial use at front, and extending to the two story condominiums at the eastern boundary of the site, the flavor of the project evolves to accommodate the largely residential uses at the east and northeast with one and two story elements, private entrances, and intimate courtyards.

Building Height – Comparative Analysis



Location of project site

An analysis of building heights in the surrounding area demonstrates that the proposed project as designed would be contextually consistent with the general area. A number of two and three story buildings front both sides of State in the 1600, 1700 and 1800 block. A three-story multi family project is located on Valerio, directly southeast of the project. As noted in earlier portions of this letter, the proposed project would have two

story elements on the north and south and east portions of the project, with a three story element that steps back 15' from the western boundary facing State Street. Massing of the façade facing State Street has been articulated to create an approachable, multi-layered building entry with ingress/egress scaled for pedestrian traffic. A vehicular entrance at the north end of the project allows access to a subterranean garage below. Please see plan set for more specific detail.

Architectural Design

The architecture fronting State Street is a variegated mass [breaking down and articulating the size bulk and scale] with a maximum height of three stories [third story is less than 17% of site area]. The first two stories of the State Street fronting element of the concept are proposed to have commercial uses permitted by the C-2 zone, the third story [terraced back from the street] would incorporate residential flats. The residential volumes at the interior / east side of the site would for the most part be two stories in height. In general, the concept allocates the massing in a manner that is responsive the surrounding uses and context.

Adhering to Historic Landmarks requirements for this area, the project retains an Andulasian Mediterranean flavor with white stucco walls, heavy timber trellises and accents, red tile roofs, colorful tile accents and color choices consistent with those permitted by Historic Landmarks. Paseos and walking paths thread throughout the project, emphasizing the pedestrian hierarchy of the project. Extensive landscaping will occur throughout the project using a Mediterranean/xeriscape palette.



Hand-rendering of south elevation facing State Street [see revised]

Outdoor Living Space

Per PRT Staff comments, an analysis of common open space has been requested.

Common Open Space

The requirement for outdoor living space, per SBMC §28.21.081 can be met by a shared provision of private outdoor living space and common outdoor living space (per SBMC §28.21.080.6), **or** by providing 15% of the site as common outdoor living space, per SBMC §28.21.081b.

SBMC §28.21.081b requires there shall be an open space of not less than fifteen percent (15%) of the total lot area (outside of areas designated as set-backs.) Minimum compliance with the code would require that at least 4,331sf of common outdoor space be provided. A total of 5,492 sf is provided within as common yard and courtyard, well exceeding the required 15% of site area.

Private Open Space

Per DART Staff comments, an additional analysis of private outdoor living space has been requested. Per SBMC §28.21.081a(1)-(5) private outdoor living space shall be provided as follows:

1722 State Street – Residential Private Outdoor Living Space Provided by Unit			
UNIT	TYPE	NET. SQ. FOOTAGE	PRIVATE OUTDOOR LIVING SPACE
A	3 BR TOWNHOUSE	2,373	1,275
B	2 BR TOWNHOUSE	1,997	1,018
C	2 BR TOWNHOUSE	1,997	1,018
D	2 BR TOWNHOUSE	1,997	1,018
E	3 BR TOWNHOUSE	2,554	1,552
F	2 BR TOWNHOUSE	2,291	806
G	3 BR FLAT	1,580	270
-	-	-	-
-	-	-	-
J	3 BR TOWNHOUSE	2,495	402
K	3 BR TOWNHOUSE	2,300	230
L	3 BR FLAT	2,345	464
	TOTAL OUTDOOR SPACE		8149 SF

Acoustical Analysis

Although common outdoor space on the project meets minimum requirements for residential outdoor space standards, upon review of the acoustical report completed by Dudek and Associates, Staff has determined these provided areas would be used by the occupants and subject to noise impacts, (and therefore are subject to the 60 db CNEL requirement.) A revised report has been included as part of this re-submittal calling out mitigation measures at those units facing State Street that will experience a noise level in excess of 60 db.

Private Laundry Facilities

In response to PRT Staff comments, "*pursuant to SBMC §27.13.060 either each condominium unit shall have its own laundry facilities, or a common laundry areas shall be provided. Please clearly indicate on the plans where laundry facilities would be provided...*" In this project, each residential condominium shall be self-contained with private laundry, kitchen, and outdoor living spaces. Laundry and other private facilities are called on individual unit plans.

Private Storage Space

PRT Staff notes that, "*Each unit shall have at least 300 cubic feet of enclosed, weather-proofed and lockable private storage space provided in one location. This requirement is waived for units with enclosed garages.*" All residential condominium units in this project will have private, secured storage space provided on site. Storage space is shown in garage plan A.1, for units A-G and J-L. 300 cubic feet will be allocated to unit G.

Planting Strips

Per PRT comments, "*SMBC §28.90.007.7 requires a three-foot wide planting strip along a driveway that abuts any main buildings on the same lot. The HLC may reduce or waive this requirement where alternative landscaping and designs are presented that result in landscaping and designs that are equally effective.*" A three foot planting strip has been provided. Please see A.2 for further detail.

Mailing Labels

Three sets of mailing labels for property owners and tenants within 450 ft have been provided as part of the prior re-submittal.

ENVIRONMENTAL CONCERNS

Lighting. The proposed project will include additional exterior lighting, largely for residential uses and for security measures at the northern boundary of the project. In that parking is provided on a subterranean level. Lighting for parking area will not be visible from State Street or surrounding uses. The project would not contribute to the creation of smoke or odors.

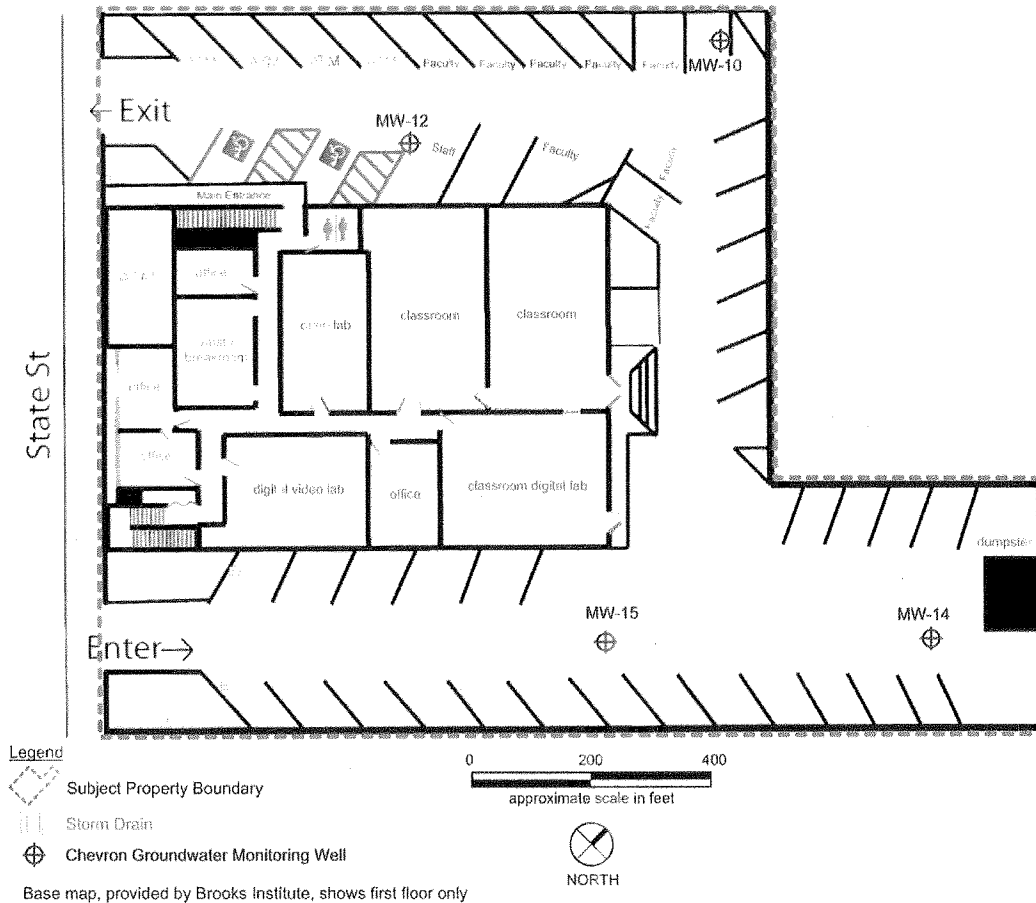
Geotechnical Study. A geotechnical study has been developed for the site, specific to the proposed project parameters. Please see enclosed report from Pacific Materials Laboratory.

Archaeological Phase I. Per PRT Staff comments, the project site is located in several archaeological resource sensitivity zones: Prehistoric Sites and Watercourses, American Period (1870-1900), and Early Twentieth Century (1900-1920). A second addendum has been provided by the archaeological consultant, including a specific evaluation of the soils bore samples removed from the site. This further evaluation, in the consultant's opinion, has lowered the potential of any yet undiscovered archaeological resources to low (*McFarlane, April 30, 2006.*) Staff has supported these finding and has determined that Applicant shall submit thirteen copies of the archaeological report and addendum to the Historic Landmarks Commission for final review. Thirteen copies are included as part of this application.

Recreational Trails and Creek Impacts. There are no existing or proposed designated recreational trails or easements traversing the site. The property is not adjacent or near a creek or other water course.

Tree Survey. A tree survey has been performed by Speiwak Consulting Arborists. Please see enclosed report. There is an existing oak tree located on the property to the direct north of the site. The arborist's report determined that a number of the limbs extending onto the 1722 State property will need to be trimmed in order to facilitate the proposed project installation. The report also notes that this tree will suffer no ill effects as a result of this trimming and should continue to grow vigorously on the adjacent property it is located on.

Phase I Environmental Analysis. A Phase I Analysis has been performed as part of this project application. Rincon Consultants has determined that there are no existing contaminants, fuel storage facilities, or other dangerous substances located on site. Further information on existing monitoring wells has been provided as follows below.



Monitoring Wells on site.

Four monitoring wells (located on site to evaluate VOC contaminants in the groundwater emitted from the Chevron gas station located at State Street and Islay) will be relocated as part of the staging for demolition and rough grading. Holguin Fahan, environmental engineers for Chevron, have submitted a conceptual application to the County of Santa Barbara LUFTS program under separate cover to request a permit to move the monitoring well locations to facilitate the proposed project. It is anticipated that the newly installed monitoring wells will continue to

be sampled for 3-5 years until such time as VOC and contaminants in the groundwater are within EPA standards for drinking water. At that time the wells will be abandoned and pressure grouted with a permanent seal, per County LUFTS and EPA standards. It has been determined that there is no environmental safety risks associated with the monitoring wells and that they will pose no long term hazards to residents and workers on site. The County of Santa Barbara will perform a standard risk assessment analysis as part of their review and approval of the well relocation.

Anticipated Generation of Hazardous Materials

The proposed project will not use or dispose of unusual hazardous materials. A portion of the commercial use is planned as a medical office in which certain bio-hazardous materials and sharps will be generated. These biohazards will be collected by a vendor/contractor licensed to dispose of this particular type of waste, per State Health Code Standards. The remainder of the commercial component is anticipated for use as a professional office space. It is not anticipated that hazardous materials will be generated here, or as part of regular garbage generated by residents of the project.

Tentative Subdivision Map / CC & R

A Tentative Subdivision Map (per Subdivision Map Act and SBMC Title 27) has been executed by Penfield and Smith and is included as part of this package. All engineering comments included in the PRT and DART response letters have been included on the preliminary plat / civil design documents. As part of the subdivision map review and development of the final subdivision agreement, private CC & R's will be developed for all commonly shared features, including but not limited to shared sewer laterals, driveway maintenance, and a long term plan for handling of solid waste and recycling.

ENGINEERING DIVISION COMMENTS/RESPONSES

New concrete curb. Per Engineering Division comments, the existing six foot wide concrete curb has substantial cracks. We have included a call-out of these areas on site plan and will include construction notes calling out new curb and gutter in the completed construction documents.

Trash and recycling. The trash and recycling enclosure has been shown on the drawing set. A meeting was held with David Borgatello from Marborg to go over the waste receptacle location and sizing. Per his analysis of our housing and commercial mix and sizing, Marborg will be satisfied to see waste storage of sufficient size to service one 1.5 cy dumpster for trash, one 1.2 cy dumpster for recycling, and two 95 gallon carts for green waste. The location of the proposed waste storage (at the subterranean garage ramp landing), meets with Marborg's satisfaction regarding ease of access and regular servicing. Dimensions of 1.5 cy dumpsters are 81"W x 34"D x 41"H. Dimensions of each of the 95 gallon green waste containers are 29"W x 24"D x 46"H

Oil/Sediment Treatment for drainage from subterranean garage. The subterranean garage will be connected to the City's storm drainage system. A system to treat water for oil and grease, sediments and metals from the parking garage will be included as part of the project design, to comply with City and EPA standards. Final design will be shown on civil drawings.

Erosion Control Plan: An erosion control plan has been included as part of the drawing set re-submittal.

FIRE DEPARTMENT COMMENTS / RESPONSES

Fire Hydrant. The closest existing fire hydrant is located at the corner of Islay and State Street, however those flows were determined to be substandard to serve this project, using latest flow data.

A new commercial fire hydrant will be provided as part of this project. Please see site plan for detail on location. It will be located within 300 feet of all exterior walls by way of access. Per Fire Department standards, the hydrant will have one four inch (4") and two 2 ½" outlets and maintain a fire flow of 1,250 gallons per minute.

Automatic Fire Sprinklers. Per Fire Department standards, an automatic fire sprinkler system is required to be installed in all new buildings having floor areas in excess of 5,000 sf. In this particular project, fire sprinklers will be included in all buildings, including garage and attic spaces, and will be design for the specific occupancy they are servicing. Fire sprinklers will be provided under separate permit as a deferred submittal.

Mixed-Use Fire Alarm System. A Mixed-Use Fire Alarm System is required for this project. The alarm system must notify all occupants in the case of

a fire. The final system as designed will include automatic smoke detection throughout the entire complex and be provided with a notification system that indicates the presence of residential dwelling units. A note has been included on the plans stating that a mixed-use fire alarm fire system will be provided under a separate permit.

BUILDING AND SAFETY COMMENTS/RESPONSES

ADA Accessibility. All floor plans have been called out on the drawing set for Staff determination of accessibility requirements. This project will also comply with all "accessibility" requirements of the 2001 C.B.C. 101.17.9 and Chapter 11A, which applies to condominium buildings with four or more dwelling units:

- Site accessible routes of travel from the public way and/or parking to entrances and "common-use" areas will comply with 1107A and 1117A.
- Site accessible parking facilities shall be provided per C.B.C.1118A. The first stall will be 9 foot wide, plus an 8-foot striped access aisle, per 1118A.4.2.
- All town home units will comply with SB 1025 which requires that at least 10% of the residential units shall be designed with an accessible path of travel to the primary entrance level and the public and common areas of each unit. Access shall also be provided to at least one bathroom on the primary entrance level.
- The commercial component of the project shall comply with all "accessibility" requirements of the 2001 C.B.C. 101.17.9, 101.17.11 and Chapter 11B.

Code Analysis. A detailed preliminary code analysis has been provided as part of this re-submittal.

Soils Report. As noted earlier in the response to Planning, a soils report has been included as part of the earlier submittal package.

Drainage Analysis. A drainage analysis that addresses existing and proposed drainage patterns has been developed and revised (per Staff comment), by Penfield and Smith Civil Engineers. Please see enclosed for more detail.

TRANSPORTATION COMMENTS/RESPONSES

Vehicular/Bicycle Parking. Vehicular parking requirements for the project have been addressed earlier in this letter and are also shown on the plans. As noted by the Transportation Division, a minimum of six bicycle parking spaces are also required. Detail of secure bicycle racks and parking area are shown on drawings.

Parking Lay-out and Design / Site Plan Requirements. Shown on plan-set.

Traffic Impact Analysis Revisions: Per comments made by the Transportation Planning Staff in the June 20, 2006 response letter, and subsequent requests made by Staff, the TIA has been revised to reflect a medical office traffic use for all of the 8,400 sf of commercial use on site. Although it is anticipated that only 2,763 sf of space will actually be used as a medical office, the TIA has been revised to reflect a more impactful use in establishing potential traffic impacts, maximum parking standards and corroboration of Applicant's position that 55 off-street covered parking spaces will be sufficient to service the project's needs. Please see revised report submitted by ATE Engineering.

DEMOLITION AND CONSTRUCTION TIMING

Demolition

An existing commercial structure of approximately 7500 square feet will be razed as part of this proposal. All surrounding asphalt will also be removed. Please refer to construction plan for greater detail on timing, manpower to be provided and equipment to be staged on site.

Grading / Cut and Fill Calculations

Grading is estimated to take three weeks. Preliminary calculations based on proposed design indicate that the total cut from site will be approximately 8,594 cy, and the fill will be 225 cy.

Construction Plan.

A right-of-way, time line, traffic management and construction plan has been submitted under separate cover in this re-submittal. Per direct coordination and review by City Public Works, Penfield and Smith has developed a traffic control plan that provides for safe pedestrian travel, and alternate routes for vehicular and bicycle circulation during the

course of construction. Detailed information as it relates to a project timeline, staff loads, times of operation and construction equipment to be used has been developed by GRD Construction.

CONCLUSION

We believe this proposal is ideally suited for this site. It is important to reiterate our belief that this project is especially well suited to the transitional scale and character for the future of this stretch of State street. As an infill mixed use project, the property presents significant opportunities to address many of the City's goals and policies for provision of housing in the downtown core. Some of the more valuable benefits of the proposed project include the following:

- The mixed-use nature of the site will optimize the potential of the property without over burdening the existing traffic patterns in the area. Per the report submitted by ATE, peak hour traffic for the proposed project will be less than is being experienced by the existing videography and ATM uses.
- All parking will be underground, allowing for significant landscaping, paseos and outdoor courtyards at grade. Adjacent residents will not be impacted by security lights typical for on-grade parking, or the noise generated by on-grade parking. Residential uses at north, east and west of project will be consistent with adjacent existing residential uses.
- Proposed residents of the project will have ready pedestrian access to service and retail cores in the immediate area, as well as transit lines with more far-reaching citywide access.
- 1 affordable for-sale unit is being proposed as part of the ten unit residential component. This will be a three bedroom unit, providing a significant downtown housing opportunity for a young family and first time home-buyer.

We very much look forward to our April 5th hearing with the Planning Commission to present the responses to Commissioner's concerns and communicate the merits of this refined proposal.

Sincerely,

Jan R. Hochhauser A.I.A.

Cc Dr. Howard Gross
Edward Steinfeldt

